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FULLERTON CBD GUIDELINES

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UNIVERSITY OF CALIFORNIA

AND STANDARDS FOR PRIVATE IMPROVEMENTS



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I. INTRODUCTION

The Fullerton Redevelopment Agency has constructed several million dollars of public improvements in the Central Business District. The purpose of this investment of public funds was to take the first steps toward revitalization of the area by creating an atmosphere conducive to expanded office and commercial development and patronage. Additional steps are being taken to encourage the upgrading of private properties to complement the public improvements and complete the revitalization process.

This substantial public commitment and the encouragement of private participation will reestablish downtown Fullerton as an activity center that once again will attract a substantial number of employees and customers. This is to be accomplished by changing the emphasis of downtown from a retail center to a mixed use center of retail, office, and financial services that will draw from the past for its architectural and aesthetic characteristics, while still providing new and modern working and shopping spaces. The substantial collection of basically solid and familiar visual landmarks will be restored, enhanced, and complimented with an infilling of new structures using various materials, styling, and design approaches from the 1920's and 1930's. These Guidelines apply to fronts and rears of buildings, and addition of rear entries to downtown buildings is especially encouraged.

This series of Guidelines and Standards is necessary in order to assist in the protection of the improvements constructed by the Agency, to provide guidance for future rehabilitation and construction of private developments, and to provide for consistency and compatibility within the Central Business District and the special atmosphere that has been created. This document will serve to inform property owners and developers of the general approach and parameters to consider in planning for signing, building rehabilitation, and objects in the public right of way, and will provide the same assistance to City officials, commissions, and committees with the responsibility of reviewing these types of proposals. Those provisions not adopted as part of the Municipal Code may be deviated from by the Planning Commission or City Council based upon special or unusual circumstances, but the overall effect should still be in keeping with the intent of these standards. Those

provisions that are part of the Municipal Code may only be deviated from with a variance approved by the Planning Commission. The Guidelines have been designed to provide flexibility within the basic parameters so that there should not be a need for significant deviation from them.

The description of the CBD or "Downtown" for the purposes of these Standards is the area bounded by Chapman Avenue on the north, the Atchison, Topeka, and Santa Fe Railroad on the south, both sides of Pomona Avenue on the east, and both sides of Malden Avenue on the west. In addition, the area north of Chapman bounded by the Orange County Flood Control Channel on the west, Ellis on the north, and Pomona on the east is included. See Map 1.

The Guidelines address three major types of improvements, as follows:

On Private Property:

- Building Renovation and Restoration
- Signs

On Public Property:

- Private Structures or Furnishings

The Guidelines for building renovation primarily concern themselves with facelifting existing buildings including mention of materials, colors, and canopies. Sign standards include general and specific references for private graphics. Standards for furnishings in the public right of way include references about benches, newsracks, and other decorative fixtures.

Review of proposals and appeals of decisions are designed to follow the established procedures, which have been cross referenced to the appropriate Municipal Code sections.

Appendix II contains suggested sign designs which are intended to serve as ideas for private selections.

II. PRIVATE PROPERTY

A. Building Categories

For purposes of these Guidelines, the buildings in the Fullerton Central Business District (CBD) are divided into three categories of architectural importance. The following sections list the specific buildings, while Appendix I gives specific recommendations. Generally speaking, the Significant and Character Buildings are seen as individual objects to be highlighted and accentuated by restorative work, while Background Buildings are viewed as blocks or groupings because they have no special architectural character.

1. Significant Buildings

These are excellent older structures whose architectural alteration would represent a community loss. Because of the quality of these structures, any facelifting should be given careful scrutiny by the Redevelopment Design Review Committee. In the list of significant buildings which follows, conceptual recommendations for restoration are given in the Appendix. Because these recommendations are conceptual, they may not represent the only acceptable alternative, and other approaches will be considered as long as the overall objective of preservation of the significant features is accomplished.

- a) Chapman Building (110 Wilshire Avenue) - Harbor and Wilshire Facades
- b) Villa Del Sol (305 N. Harbor Boulevard) - Original Structure
- c) Robert's Furniture (225 N. Harbor Boulevard) - Harbor Frontage
- d) Fullerton Music (122 N. Harbor Boulevard) - Harbor and Amerige Frontages
- e) Dean Block (111 and 113 N. Harbor Boulevard) - Harbor Facade

- f) Fox Theater Complex (510 N. Harbor Boulevard)
- g) Williams Building (112 E. Commonwealth Avenue)
- h) Santa Fe Depot (120 E. Santa Fe Avenue)
- i) Union Pacific Depot (110 E. Santa Fe Avenue)
- j) Pacific Electric Depot (130 E. Commonwealth Avenue)

2. Character Buildings

These are buildings with a positive architectural character which add to the scale and environment of Downtown Fullerton, and which should be retained. As with "Significant Buildings", any renovation which alters the basic architectural design of these structures should receive careful review by the Redevelopment Design Review Committee. The conceptual suggestions in the Appendix are only representative of the range of available options and alternatives which may be possible.

- a) Roy's Photo Building (216 N. Harbor Boulevard) - Harbor Facade
- b) Book Harbor/Kathy Duncan's (201 and 203 N. Harbor Boulevard) - Harbor Facade
- c) Condon Building (109 - 123 E. Commonwealth Avenue)
- d) Masonic Temple (500 N. Harbor Boulevard)
- e) Wilshire Theater (205 W. Wilshire Avenue)

3. Background Buildings

These structures maintain the urban design context of the downtown yet contribute little in the way of particular architectural character. The buildings comprise most of the structures within the downtown and for the most part have blank stucco facades which were originally brick. Because of the more neutral quality of "Background Buildings" there exist many alternatives for facelifting these structures, from superficial cosmetic treatments to substantial structural addi-

tions and elaborate decorative treatments.

B. Review Procedures

The purpose of this section is to define those minor improvements which may be reviewed at the staff level by the Engineering and/or Development Services Departments, thus freeing the Redevelopment Design Review Committee to review only those major projects which demand the collective professional expertise of the Committee.

1. Staff Level Review

a) Actions not requiring building permits:

The purpose of review for these items is to alert the owner or tenant to the objectives of the CBD revitalization efforts and assist by giving suggestions as to materials, colors, and methods.

Cleaning or painting existing materials with the same color.

Removal of stucco or other surface material to expose original materials on "Background Buildings".

Installation of special paving and new landscaping on private property.

b) Actions requiring building permits*:

The Development Services Director shall review these items and may refer any of them to the Redevelopment Design Review Committee if their individual or cumulative effects are considered significant enough to warrant higher level review.

*Adopted as part of Municipal Code Section 15.46.

Minor facelifting of open storefront areas.

Exterior lighting.

Installation of minor embellishments.

Installation of fabric awnings and marquees.

2. Activities Requiring Review by the Redevelopment Design Review Committee*

Installation of metal, wood, fiberglass, or other canopy or marquee structures made of permanent materials.

All new buildings and structures, in accordance with Municipal Code Chapter 15.46.

Applied facades or details which significantly change the architectural character of a building.

Major alterations of any Character Buildings.

Alterations of any Significant Buildings.

Alterations to any buildings included in the City's Historical Building Survey or designated Local Landmarks pursuant to FMC Section 15.48.

C. Materials and Design Approaches for Rehabilitation

1. Materials

This section is devoted to illustrating specific materials to consider in designing a rehabilitation project in the CBD. They should be useful in preparing for review and conveying the approach desired by the Redevelopment Agency.

*Adopted as part of Municipal Code Section 15.46.

- a) Primary Materials - A primary material is the dominant exterior material of a building comprising the majority of the surface area except for materials inside store-front window openings and linear trim.
 - i) Buildings should have one primary material.
 - ii) The best primary material is red brick; however, concrete and stucco can also be appropriate primary materials. If they are used, they should have color and should have a smooth (non-textured) surface finish. Restoration of brick surfaces should be accomplished through a chemical cleaning process. Sandblasting brick is unacceptable because of the irreparable damage caused by this method.
 - iii) Imitations of the above materials are inappropriate as primary materials.
- b) Accent Materials - Metal, glass, wood, and other more contemporary materials may be appropriate as accents to a primary material or particular design. Their use will be considered as part of the review in accordance with the previous sections.

2. Storefronts

- a) Storefront Proportion - Most storefronts in downtown Fullerton have been opened up to the point where they are continuous expanses of glass. These large glass areas should be broken into smaller window units divided with strips of wall at least 20" wide. These wall strips should be either the building's primary material capable of visually separating the window units or another compatible primary material. The window units ideally should have a height to width proportion of approximately 1:1 1/2. (See Figure 1).

- b) Mullions - Glazing mullions and trim with each window should either be painted metal or wood. Colors should be dark brown, accent colors, or natural wood. Aluminum used in storefronts is acceptable if it is dark anodized. Raw aluminum is not considered to be compatible.

3. Awnings

Awnings can add color and three-dimensional interest to an otherwise bland building exterior. They are an inexpensive and effective facade improvement. High quality cloth awnings (fixed or retractable) are preferable to all permanent structures. The following are recommended:

- a) A fixed or retractable, sloping awning is a desirable facade improvement.
- b) Awnings must comply with the provisions of U.B.C. Chapter 45 as adopted by the City of Fullerton.
- c) Solid accent colors are preferable to patterned awnings.
- d) Installation of awnings between the building face and the precast concrete arcades are strongly encouraged. (See Figure 2).

4. Embellishments

Decorative elements such as window boxes and sidewalk planters on private property are encouraged as long as they are compatible with the general area.

D. Materials And Design Approaches for New Construction

The following should be used as general criteria to evaluate new buildings and additions to existing buildings.

1. Pursuant to FMC Section 15.30.050, properties with frontage along Harbor Boulevard, Chapman and Commonwealth Avenues where building setback is shown to be impractical due to lot size configuration, or existing site and architectural style of the surrounding area, consideration shall be given to inclusion of sufficient landscaped open spaces and public plazas. The open spaces should act as pockets or alcoves off the sidewalk, rather than continuous bands of open space.
2. Materials generally should possess a smooth and finished quality rather than a rough, rustic quality. For example, appropriate materials include red brick or smooth painted stucco or concrete. Inappropriate materials would include rough cut wood, textured stucco, slump block, or split face block. The discussion of primary and accent materials in Section C.1. is applicable to new construction as well as rehabilitation.
3. Windows in and above the storefronts should have separated openings in the street wall rather than horizontal or vertical bands. Generally, windows should not be more than one story high. (See Figure 1).
4. Pitched or mansard roofs should not be used as facade elements on Harbor Boulevard.

E. Sign Standards for Private Property*

1. Sign Review Procedures

Municipal Code Section 15.49 specifies that the Development Services Director shall approve or disapprove applications for sign permits that do not involve building alterations. Section II.E.4. of these guidelines requires that neon signs and signs with bare bulbs be reviewed by the Redevelopment

*Adopted by reference as part of Municipal Code Section 15.49.

Design Review Committee. Signs proposed in conjunction with building alterations are considered as either Minor or Major Development Projects and require Planning Commission and/or Redevelopment Design Review Committee review in accordance with Municipal Code Chapter 15.46. Decisions of the Development Services Director, Redevelopment Design Review Committee, and Planning Commission may be appealed to the appropriate higher authority.

2. Types of Signs Permitted in the Downtown Area

The following represent the only types of signs considered to be compatible with the improvements and atmosphere of the revitalized downtown area. The list includes the most widely used sign types and should allow for a variety adequate enough for the businesses located there. The explanations which follow give definitions, sizes, and locations for each type.

Although all of the described sign types are permitted under the sign code and these guidelines, an applicant is limited to the area and size requirements as defined in the sign code. In addition, banners, pennants, A-frame, roof, and pole signs are specifically prohibited in the downtown area. Any such existing signs shall be treated as non-conforming signs under the sign ordinance.

3. Location and Sizes of Private Signs

a) Wall Signs

- i) Definition - A wall sign is one mounted flat or painted on the wall surface of a building. Wall signs are permitted subject to the provisions of the sign code and the following standards.
- ii) Signable Area - A "signable" wall area is a continuous wall area above a storefront measured vertically between the storefront and the second

floor windows, and measured horizontally between each end of the building wall. (See Figure 3). No area above the sill of the second floor window shall be included to calculate the signable area of a wall. The signs shall be placed within this area. In the case of a single story building, the sign cannot extend above the wall line. In the case of a multi-story building with no windows above the first floor, the signable area shall be determined based on where second floor windows shall be if the building had them.

No wall sign should be allowed to violate the architecture of the building to which it is attached. For example, only individual cutout letters may be fastened to a balcony, and symbols or boxed graphics should not be permitted to cut across columns.

- iii) Sign Size - The total area for wall signs shall not exceed 30% of the wall's signable area. Signs shall not exceed 30" in height. In no case shall the area of any wall sign exceed the maximum area allowed under the sign code.

If a wall sign consists of a "boxed" display, the total area of the sign including both copy and background, must be no greater than the maximum percentage of signable area allowed.

If a wall sign consists of individual letters, the area is measured by the area within a single continuous perimeter enclosing the extreme limits of the letters. See Municipal Code Section 15.49.070 for detailed measurement procedures.

b) Window Signs

- i) Definition - Window signs are signs intended to be viewed from the street either painted on windows or

set behind the window glass. The area of any window sign is included in the maximum area allowed for that particular building face as provided in the sign code. No differentiation is made between short term advertising signs and more permanent, informational window signs to determine the maximum allowable square footage of signs allowed under the code.

- ii) Maximum Size - All window signs for an establishment may not occupy more than 25 percent of the total area of the window in which they are displayed. Window signs set behind the glass may not occupy more than 10 percent of the window area and may not occupy more than 5 percent if internally lit. In no case shall the area of window signs exceed that allowed under the sign code.

c) Projecting Sign Graphics

- i) Definition - Projecting signs are non-illuminated signs installed perpendicular to the building face. These signs are intended to be small in size, depicting graphically the business or service offered inside the building. Projecting signs may be installed pursuant to the following guidelines.
- ii) Size - No projecting signs shall exceed 12 square feet in area on Harbor Boulevard or 8 square feet on any other public right of way. All projecting signs shall clear sidewalks at least 8 feet, and shall not extend more than 4 feet from the building or one-third of the sidewalk width, whichever is less. At least six inches of clearance between the sign and the building face shall be maintained, and all signs shall project from the wall at an angle of 90 degrees. (See Figure 4).
- iii) Location - Projecting signs shall not be placed above the first story level without approval of the

Redevelopment Design Review Committee or on buildings where arcades have been constructed. Projecting signs shall be placed at least 50 feet apart. If individual storefront locations preclude following the 50 foot rule, then projecting signs shall be placed no closer than at each storefront, but in no event shall projecting signs be closer than 25'.

d) Awning Signs

- i) Definition - Awning signs are non-illuminated and applied directly to fabric awnings subject to approval of the Director of Development Services.
- ii) Size - The area of awning signs shall be based on the width and length of the portion of the awning parallel to the building and shall be counted against the area allowed for that building face under the sign code.

Colors and lettering of awning signs shall be consistent and compatible with the business they serve, as well as neighboring storefronts.

e) Monument Signs

- i) Definition - Monument signs are signs attached to the ground instead of to a building or part of a building and mounted on a permanent base. Because most of the existing buildings in the downtown area have no setbacks, the use of this type of sign would most likely be with new construction.
- ii) Size and Location - Size of a monument sign will be based on the sign ordinance, but must be in keeping with the scale and design of the building which it advertises. Overall height should not exceed 5'. The use of non-illuminated wood signs on red brick, concrete, or stucco bases is encouraged. Placement within a landscaped area is also desirable.

4. Illumination of Signs

- a) Internally Illuminated Signs - Unless otherwise specified herein, internally lit signs are allowed when only letters or symbols are illuminated. No sign backgrounds shall be illuminated. Internally lit signs are those in which the light source is concealed or contained within the graphic itself, and which becomes visible in darkness by shining through a translucent surface.
- b) Neon Tube Signs - A neon tube sign is one with a light source supplied by a neon tube which is bent to form letters, symbols, or other shapes. Neon tube illumination may be permitted with the approval of the Redevelopment Design Review Committee. The area of a neon tube sign shall be counted against the area allowed for that building face.
- c) Bare Bulb Illumination - The use of bare bulb illumination shall be subject to review by the Redevelopment Design Review Committee. Maximum wattage shall not exceed 20 watts per bulb.
- d) Flashing and Moving Light - The only type of sign permitted under this category will be time and temperature signs, subject to approval of a Conditional Use Permit.
- e) Flood Lighting Illumination - Graphics illuminated by flood-light (or spotlight) must be positioned in such a manner that none of the light shines directly onto an adjoining property or glares or shines in the eyes of motorists or pedestrians. All flood light illumination is subject to the approval of the Director of Development Services.
- f) Indirect Illumination - An indirectly illuminated graphic is one which is lighted by a source not seen directly. Such lighting may be permitted with the approval of the Director of Development Services.

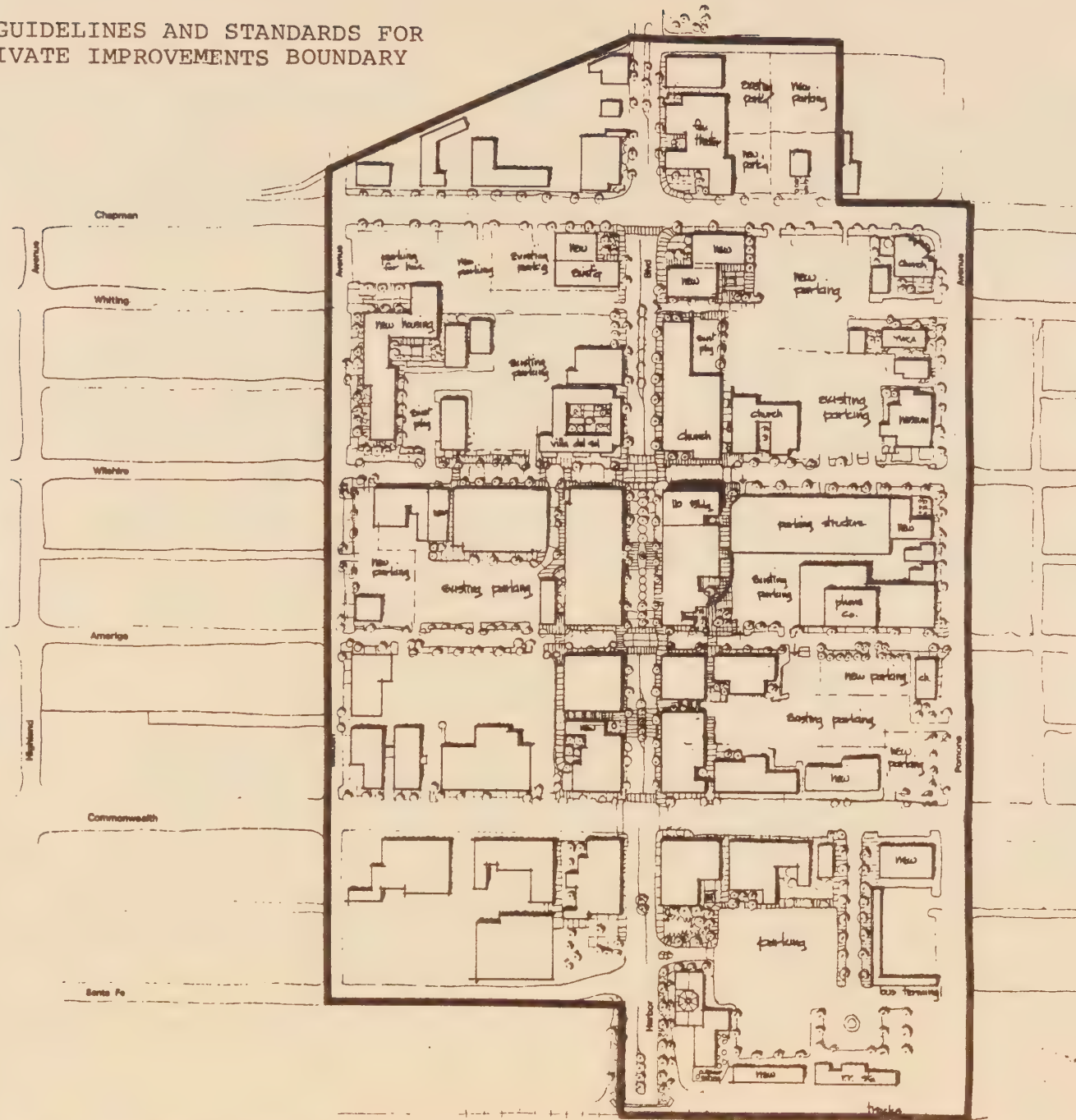
A. Private Structures

Privately owned structures placed on public property, or in the public right of way, may be permitted under certain conditions. Said structures would include such items as statues, art objects, benches, clocks, light standards, and newsracks. The following review procedure shall apply to these structures:

1. All street furnishings shall be subject to review and approval by the Director of Development Services and the Director of Engineering and Community Development. Their decision may be appealed to the Redevelopment Design Review Committee. Installation of street furnishings shall at a minimum require issuance of a sign permit. An encroachment permit shall be required if encroachment into the public right of way will occur.
2. In the review of proposed private structures in public areas, consideration shall be given to the following design features affecting installation:
 - a) Compatibility with building materials used in construction of adjacent buildings.
 - b) Compatibility with adjacent public improvements.
 - c) Such structures shall not restrict safe pedestrian and motor vehicle movement and sight distances, block sidewalk widths such that handicapped access is impaired, or pose a hazardous condition for pedestrian traffic within the public right of way.
 - d) All such structures shall comply with Chapter 45 of the Uniform Building Code as adopted by the City of Fullerton.

CBD GUIDELINES AND STANDARDS FOR
PRIVATE IMPROVEMENTS BOUNDARY

Option 1a revised



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CBD IMPROVEMENT PROGRAM
FULLERTON REDEVELOPMENT AGENCY

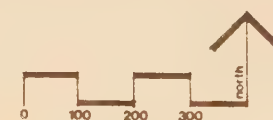
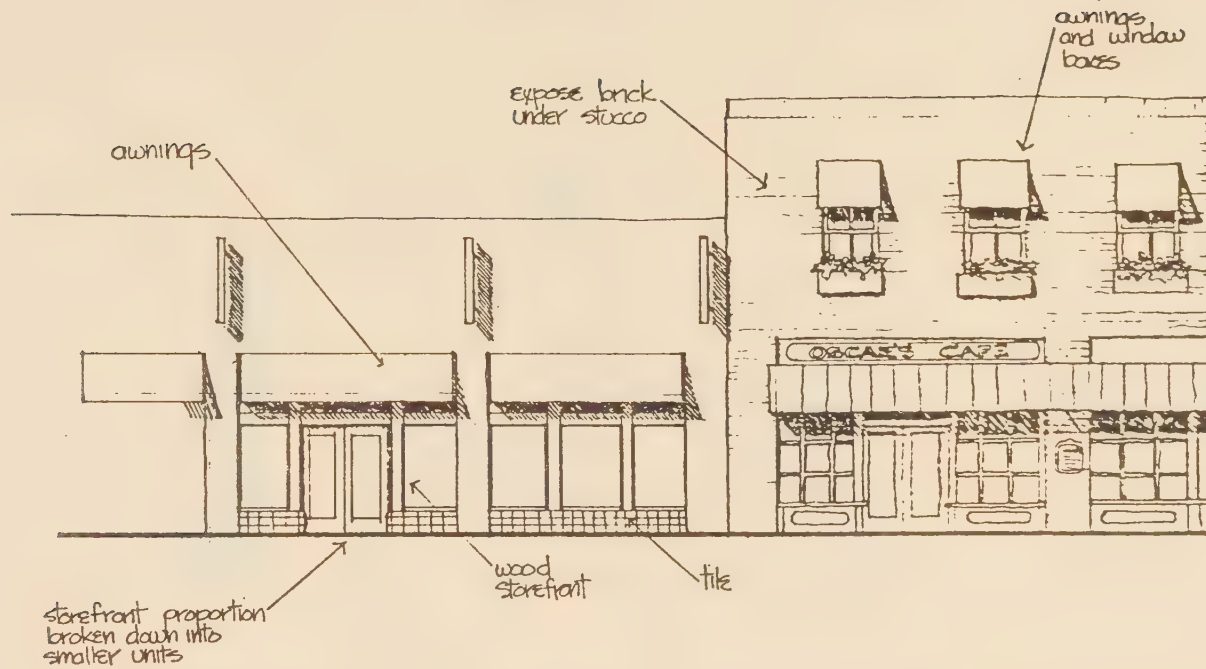
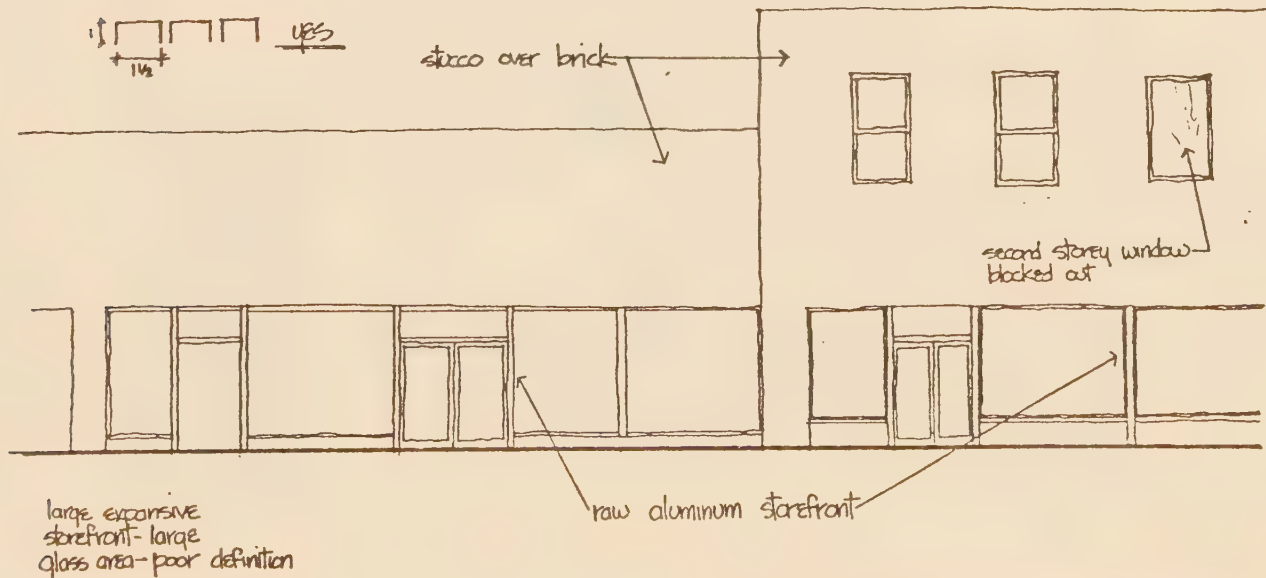


Figure 1



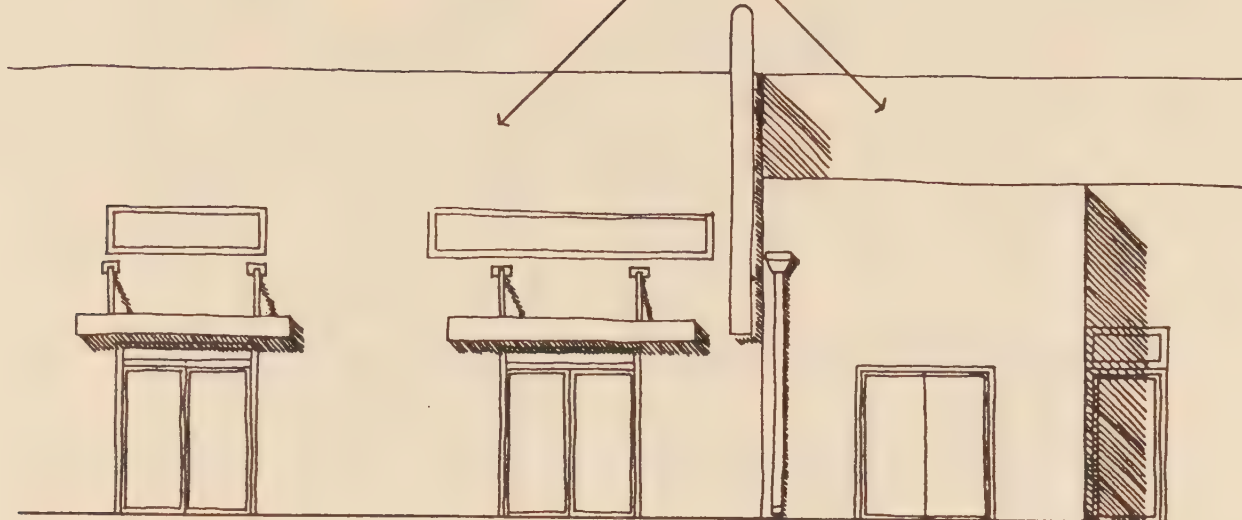
RECOMMENDED Basic Storefront Rehab



EXAMPLE OF Existing Storefronts

Figure 1a

stucco/paint over brick



EXAMPLE OF Existing Rear Entrances

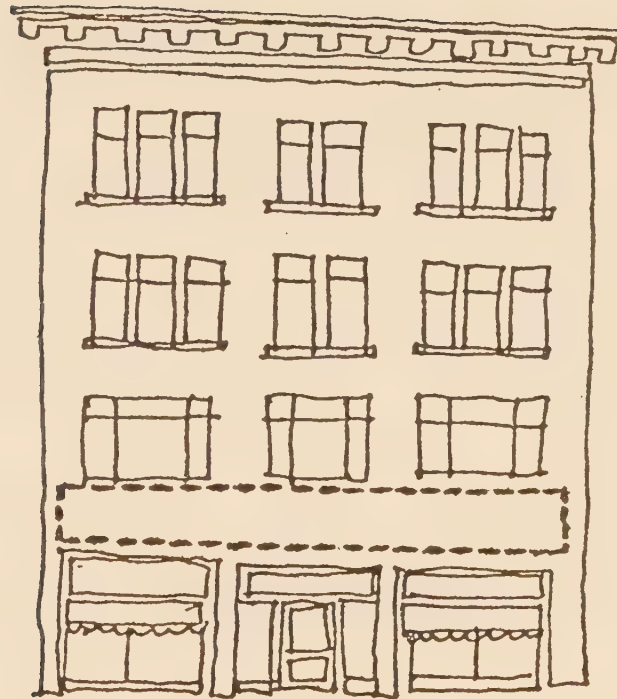
awnings

expose brick

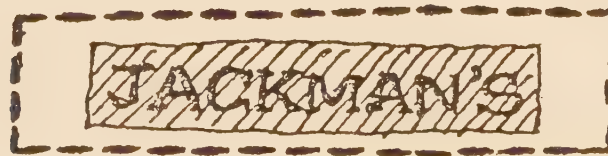


Recommended **Basic Rear Entrance Rehab**

Figure 3

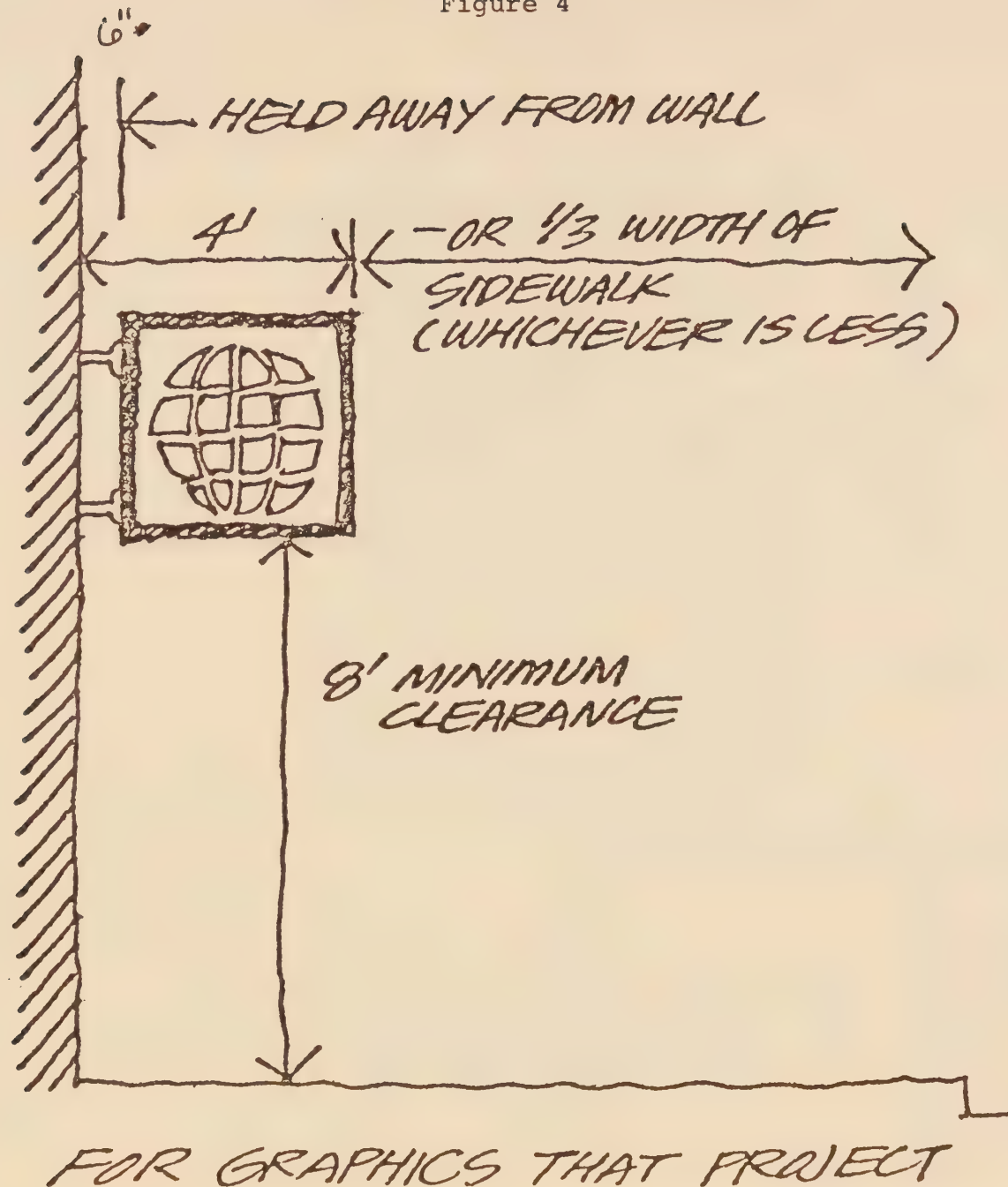


SIGNABLE AREA



BOX SIGN - 30% OF SIGNABLE AREA

Figure 4



APPENDIX I

APPENDIX I
BUILDING DESCRIPTIONS

1. Significant Buildings

a) Chapman Building (110 Wilshire Avenue) - Harbor and Wilshire Facades

This is a highly significant older structure, similar in style to the original skyscrapers built by the "Chicago School" in the 1880's and 1890's. Because of the significance of this building, its primarily unaltered condition and the nature of its materials (stone and terra cotta), nothing should be changed in base structure, colors, or exposed materials. The structure's north and west walls should be cleaned, the 1950's style entrance on the Wilshire side should be removed and replaced with one more stylistically consistent with the original structure, and the street facades would be enhanced with some cloth awnings on the storefront. Regarding the south and east elevations, some changes to these sides would be considered acceptable if treated in a manner sensitive to the remainder of the building, such as repainting without signs.

b) Villa Del Sol (305 N. Harbor Boulevard) - Original Structure

Excluding the recent addition on the Harbor Boulevard frontage, this structure is a good example of the California Colonial style prevalent in Southern California in the 1920's. It has undergone a rather sensitive facelifting and should not be changed without careful review by the Redevelopment Design Review Committee.

c) Robert's Furniture (225 N. Harbor Boulevard) - Harbor Frontage

The significant architectural element of this building is the facade approximately 50' south of Wilshire Avenue. A good example of Art Deco, prevalent in the late 1920's and 30's, the facade is presently muted by a dark, single color paint which has a dulling effect on the excellent detail of the facade. A multicolor paint treatment, artic-

ulating the detail of the facade would be much better. The paint treatment should be continued to the adjacent building to the north. In conjunction with the paint treatment, the building has been covered with a screenlike treatment of wood verticals which should be removed. Upper window and storefront awnings with a continuation of the color scheme used on the southern building would tie these two buildings together architecturally.

d) Fullerton Music (122 N. Harbor Boulevard) - Harbor and Amerige Frontages

This building has one of the most refined and subtle facades in the Central Business District. It is in a style reminiscent of the "High Renaissance" in Italy or France. The structure is in good condition and has benefitted from a well designed continuous awning above the storefront. As with Robert's Furniture, a multicolor paint treatment would articulate the good detail work, enhancing the facade. The surface should retain its current material. Exposing the underlying brick would disturb the delicacy of the existing facade. The mosaic tile in the storefront should be removed and be replaced with a more sympathetic material.

e) Dean Block (111 and 113 N. Harbor Boulevard) - Harbor Facade

The basic structure has an excellent, well articulated brick facade. Any facelift should open the upper story windows, expose the existing brick, and restore the storefront in a style consistent with the original structure. If properly restored, the building would easily be one of the most historically important buildings in downtown because it was constructed in 1898.

f) Fox Theater Complex (510 N. Harbor Boulevard)

The Fox Theater complex consists of three buildings, the Fox Theater and the Spanish Colonial Revival shopping plaza located at 500 North Harbor Boulevard, and the Steven Peck Dance Studio. Although the structures were built with differing styles, the properties are compatible and generally complement each other. Consequently, to insure

that proposals are compatible, restoration plans of any structure should be carefully evaluated by the Redevelopment Design Review Committee. The 500 North Harbor center was recently remodeled (1978) into a series of small shops. The Fox Theater to the north should not be significantly altered from its present facade save for maintenance and restoration efforts.

g) Williams Building (112 E. Commonwealth Avenue)

The Williams Building located at 112 East Commonwealth Avenue is a rectangular brick structure, enhanced by a pale pink glazed brick front facade, with three copper cupolas along the top of the front parapet wall of the structure. Any restoration efforts should utilize the upper two floors of the building and exterior changes should be sensitive to the original construction and should be kept to a minimum.

h) Santa Fe Depot (110 E. Santa Fe Avenue)

The newest of Fullerton's three railroad stations, the Santa Fe/Amtrak Depot is a fine example of the Spanish Colonial style. Renovations to this building should include restoration of the original architectural elements to the greatest extent possible. Use of new materials should be restricted to those compatible with the original construction. One specific item to consider is the courtyard area located at the west end of the structure. The north side of this area was recently walled in to create additional office space. Any significant restoration should seek to eliminate this office and open the waiting area once again.

i) Union Pacific Depot (101 E. Santa Fe Avenue)

Constructed in 1923, the Union Pacific Depot is a fine example of Mission Revival Style. The structure has been moved from its original site at 105 West Truslow Avenue to the southeast corner of Harbor Boulevard and Santa Fe Avenue. Restoration and reuse of the structure should be sensitive to the architectural style which dominates the building. Existing roof tiles should be retained and any addition should use materials compatible with the existing materials.

j) Pacific Electric Depot (130 E. Commonwealth Avenue)

An austere, Mission Revival structure combining elements of the earlier mission style with the functionalism of the 20's, the Pacific Electric Depot was constructed in 1918. Restoration of this building would best be accomplished by reinforcing the frugal design elements under any new additions that might be contemplated. The open trusses on the interior should be retained as a visual feature.

2. Character Buildings

a) Roy's Photo Building (216 N. Harbor Boulevard) - Harbor Facade

This building underwent a facelift several years ago which gave it a good architectural character. The only cosmetic change recommended would be changing the aluminum storefront to either a darker color or modifying it to be more compatible with the rest of the building.

b) Book Harbor/Kathy Duncan's (201 and 203 N. Harbor Boulevard) - Harbor Facade

Several cosmetic improvements are recommended for this building. The "lanterns" above the parapet should be removed. The metal awning should be removed and replaced with a cloth awning or a more sympathetic permanent canopy. The blocked upstairs windows should be opened again. From older photographs it can be seen that the building is more architecturally successful under this renovation.

c) Condon Building (109 - 123 E. Commonwealth Avenue)

These structures have a character which should be preserved in any facelift. Suitable awnings and more sympathetic window treatments would serve to accent the excellent brickwork and tile entrances to the structures.

d) Masonic Temple (500 N. Harbor Boulevard)

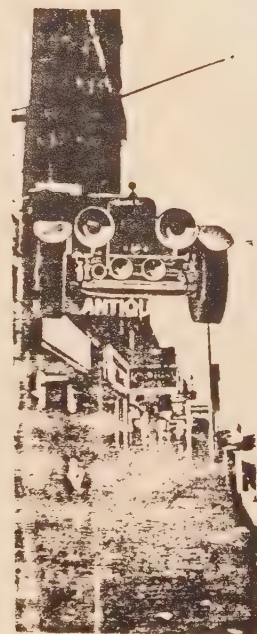
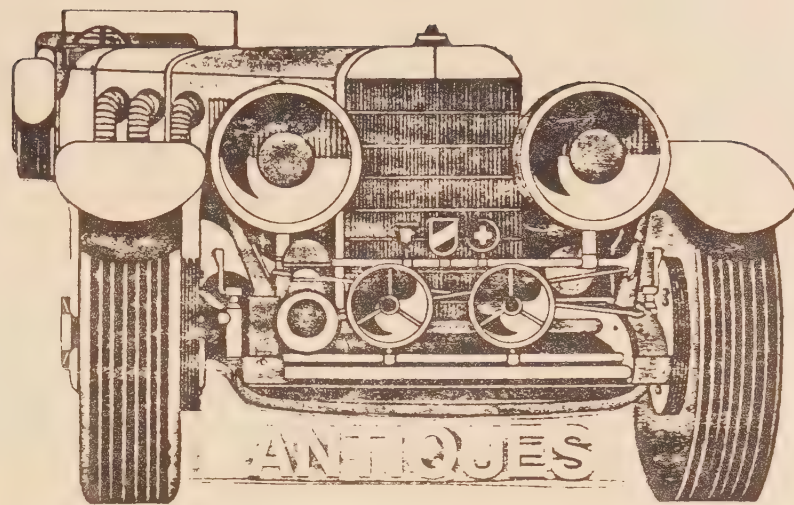
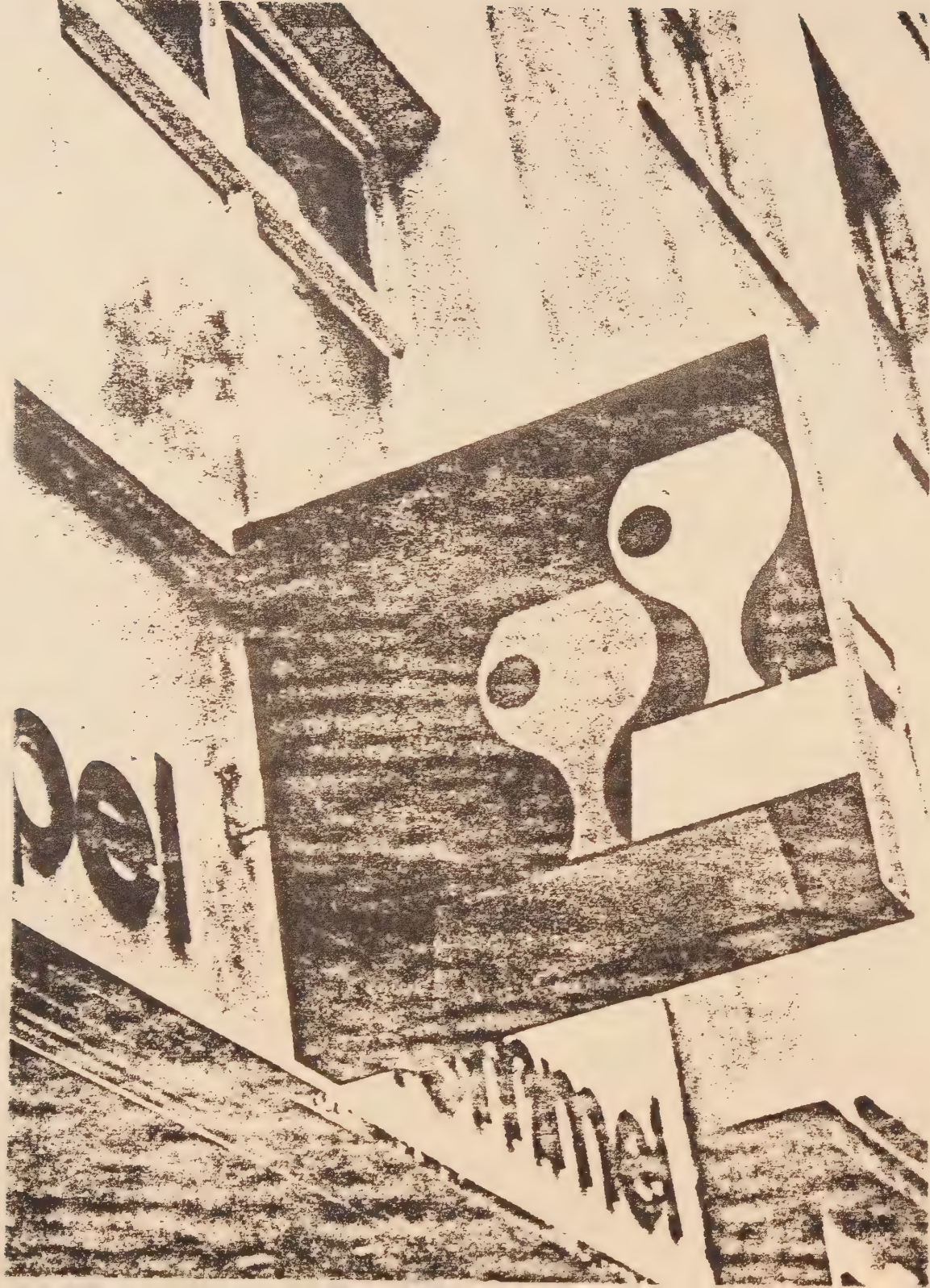
A landmark in downtown Fullerton, the Masonic Temple was constructed in a modified Mission Revival Style with a great window area. With the

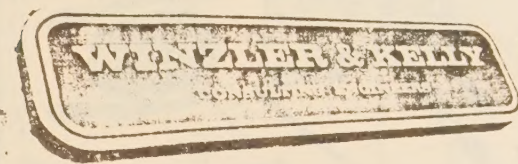
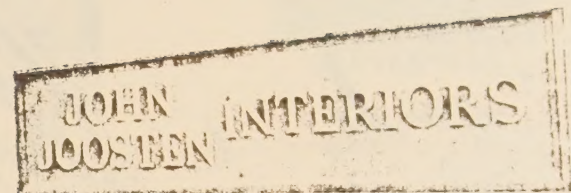
exception of removing the false brick at the building's Harbor Boulevard entrance, the major architectural improvements proposed would involve cosmetic upgrades such as stucco patching, building painting, and possibly redesigned landscaping.

e) Wilshire Theater (205 W. Wilshire Avenue)

The cubically shaped Spanish Colonial Revival Building currently contains a theater, cafe, and apartment units. Originally, the structure contained apartment units and a swimming pool where the theater is now located. Any rehabilitation effort should preserve the original architecture of the building, although some alterations to the existing structure will most probably need to be made in the event that a major rehabilitation is undertaken.

APPENDIX II



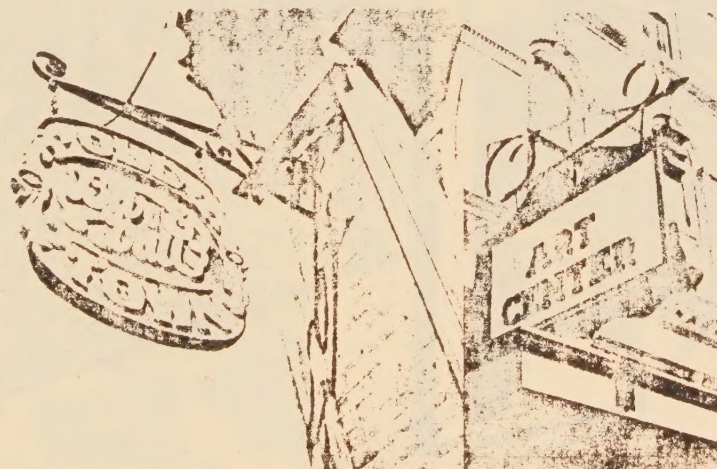
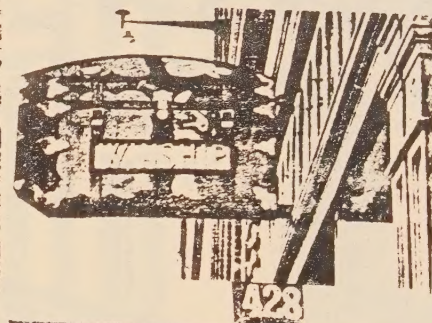


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